

**Scope of Work for Property Located at: 1315 West Groeling Avenue**
**Property is:** Single Family ☒ Duplex ☐ Other ☐ \_\_\_\_\_

**Date:** 11/7/2013

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

**Exterior Condition Report**

Location Site	Required Work			Note/Comments	Cost
	Landscaping	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Steps/Handrails	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Service walks	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Fencing	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Parking	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Retaining walls	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Other	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Other	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
<b>Garage</b>	Singles: repair	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Gutters/downspouts	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Flashing	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Eaves	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Siding	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Doors	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Windows	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Slab	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Paint	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Electrical	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Other	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$
<b>Porches</b>	Roof	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Deck-upper	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Deck-lower	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Steps/handrails	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Ceiling	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Guardrails	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Structural	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Paint	n/a	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	\$
	Other	n/a	<input type="checkbox"/>	Yes <input type="checkbox"/>	\$

## House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>450.00</b>
Shingles: repair	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>8,720.00</b>
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,080.00</b>
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Siding	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,050.00</b>
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>3,720.00</b>
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>previously painted surfaces</b>	\$ <b>600.00</b>
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>18,000.00</b>
Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Exterior: Estimated Cost:\*** **\$ 33,620.00**

\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

## Interior Condition Report

Unit: Entire unit (single family) ☒

Lower unit of duplex ☐

Upper unit of duplex ☐

Other ☐

### Mechanical Required Work

#### Heating

Repair/replace boiler	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair radiation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,080.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
Tune boiler/furn. insp ht exchang	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

#### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	825.00
open attic walls to allow electric inspection						
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
relocate meter to exterior of building						

#### Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace kitchen sink fauce	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	400.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,300.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,455.00
complete kitchen						
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,170.00
complete bath						

**Windows**

Replace broken glass	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair or replace sash	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>760.00</b>
Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>220.00</b>

**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,600.00</b>
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>800.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>55.00</b>
Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>165.00</b>
Install smoke/CO alarm: 2nd flr.	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>496.00</b>
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>864.00</b>
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,200.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Interior: Estimated Cost:** \$ **19,440.00**

**Total Exterior and Interior Cost:\*** \$ **53,060.00**

\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

**Inspected by: Tom Frank**

**Date: 11/7/13**

**Self Help**

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

**Important Information Regarding Permits**

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway.